

AGENDA REQUEST
BUSINESS OF THE PLANNING & ZONING COMMISSION
CITY OF SUGAR LAND, TEXAS

AGENDA OF: 03/24/05 **DEPT. OF ORIGIN:** DEVELOPMENT SVCS. **REQ. NO.** VLC
DATE SUBMITTED: 03/17/05

ORIGINATOR: DOUGLAS P. SCHOMBURG, AICP, ASST. CITY PLANNER *D.P.S.*

SUBJECT: ASHFORD LAKES SECTION EIGHT- FINAL PLAT

PROCEEDING: CONSIDERATION AND ACTION

EXHIBITS: APPROVED PRELIMINARY PLAT; PROPOSED FINAL PLAT

APPROVED FOR SUBMITTAL:

SABINE A. SOMERS-KUENZEL, AICP, CITY PLANNER *S.A.K.*

EXECUTIVE SUMMARY:

Paul Schumann, P.E., of Provident Engineers, requests the consideration and approval of the Ashford Lakes Section Eight Final Plat. This plat consists of three Reserves, for a total of 13.522 acres in the City of Sugar Land. The property is located north of the intersection of Alston Road and Calico Hill, and has been permanently zoned Standard Single-Family Residential (R-1). The property has also been annexed into the Burney Road Municipal Utility District (MUD). A reduced copy of the proposed Final Plat and approved Preliminary Plat are attached for reference.

The Preliminary Plat for Ashford Lakes Section Eight was approved on October 28, 2004 by the Planning and Zoning Commission with the following contingencies:

- Approval of a Thoroughfare Plan Amendment by the City Council regarding the Minor Collector Street shown from West Bellfort Avenue to Alston Road
- Application for permanent zoning to Standard Single-Family Residential (R-1) for the 21.4 acre property (which includes Section Eight)

The City Council approved the amendment to the Thoroughfare Plan removing the Minor Collector Street on January 4, 2005 under Ordinance No. 1479, and permanent Zoning to R-1 was approved by the City Council under Ordinance No. 1482 on February 15, 2005 for the 21.4 acres (includes the subject plat). Therefore, both contingencies have been satisfied.

The Development Review Committee has reviewed the Final Plat and finds that it conforms to the City of Sugar Land Development Code, Subdivision Regulations, the Comprehensive Plan, and all related City Master Plans. As with all development within the City of Sugar Land, infrastructure construction plans shall be approved prior to construction of any public improvements.

RECOMMENDED ACTION:

The Development Services Department, in conjunction with the findings of the Development Review Committee, recommends approval of Ashford Lakes Section Eight Final Plat.

**Cc: Paul Schumann, P.E., Provident Engineers paul@providentengineers.com
File No.: P0003361**

Copy of Approved Preliminary Plat: (October 28, 2004)

ASHFORD LAKES SECTION EIGHT PRELIMINARY PLAT

13.522 ACRES OF LAND OUT OF THE BROWN AND BELKNAP LEAGUE ABSTRACT NO. 15

45 LOTS, 4 BLOCKS & 3 RESERVES

ALSTON ROAD DEVELOPMENT COMPANY, INC. ACTING BY CLAUDIA J. HUDSON, PRESIDENT

5555 FELLOWSHIP LANE SPRING, TEXAS 77379 (281) 376-3760

PRODUCED BY PEI PRODUCTIONS ENGINEERS, INC. 5605 AARHUS DRIVE, SUITE 110 SUGARLAND, TEXAS 77479 Phone: 281-353-3333

LOT	ACRES	RESERVE	ACRES	TOTAL
1	0.100			0.100
2	0.100			0.100
3	0.100			0.100
4	0.100			0.100
5	0.100			0.100
6	0.100			0.100
7	0.100			0.100
8	0.100			0.100
9	0.100			0.100
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80	0.100		</	

